084.0	0003	0010.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	879,800	/	879,800
USE VALUE:	879,800	/	879,800
ASSESSED:	879,800	/	879,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WASHINGTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC LAINE PHILLIP L
Owner 2:	MC LAINE KAREN M
Owner 3:	
Street 1:	15 WASHINGTON AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC LAINE PHILLIP L--ETAL -
Owner 2:	MC LAINE MARY IRENE -
Street 1:	15 WASHINGTON AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1858, having primarily Vinyl Exterior and 2340 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9000.000	395,600	1,200	483,000	879,800
Total Card	0.207	395,600	1,200	483,000	879,800
Total Parcel	0.207	395,600	1,200	483,000	879,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.98 /Parcel: 375.98

Legal Description

User Acct 52882

GIS Ref

GIS Ref

Insp Date 10/12/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 084.0-0003-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	395,600	1200	9,000.	483,000	879,800		Year end	12/23/2021
2021	101	FV	384,500	1200	9,000.	483,000	868,700		Year End Roll	12/10/2020
2020	101	FV	384,500	1200	9,000.	483,000	868,700	868,700	Year End Roll	12/18/2019
2019	101	FV	291,200	1200	9,000.	476,100	768,500	768,500	Year End Roll	1/3/2019
2018	101	FV	291,200	1200	9,000.	365,700	658,100	658,100	Year End Roll	12/20/2017
2017	101	FV	291,200	1200	9,000.	345,000	637,400	637,400	Year End Roll	1/3/2017
2016	101	FV	291,200	1200	9,000.	317,400	609,800	609,800	Year End	1/4/2016
2015	101	FV	284,700	1200	9,000.	296,700	582,600	582,600	Year End Roll	12/11/2014

!6858!

PRINT

Date	Time
12/30/21	04:36:40

LAST REV

Date	Time
07/18/19	15:41:29
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6858

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC LAINE PHILLI	52022-501		12/29/2008	Family	1	No	No		
FLETT MARY IREN	26224-459		4/12/1996		100	No	No		F

USER DEFINED

Prior Id # 1:	52882
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/20/2007	604	Addition	190,000	C		G9	GR FY09	complete 2nd floor

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	HS	Hanne S
12/12/2008	Meas/Inspect	189	PATRIOT
1/21/2000	Mailer Sent		
1/21/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9000		Sq. Ft.	Site		0	70.	0.77	6									483,002						483,000	

Total AC/HA:	0.20661	Total SF/SM:	9000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	483,002	Spl Credit		Total:	483,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1858	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth	1	Rating:	Good
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21089745
Const Adj.:	0.99989998
Adj $ / SQ:	157.401
Other Features:	128071
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	485974
Depreciation:	90391
Depreciated Total:	395583

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

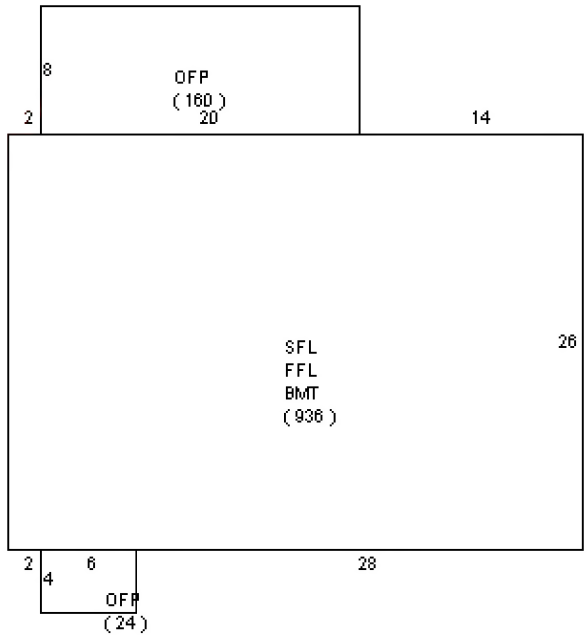
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	157.40
Special Features:	0	Val/Su Net:	132.22
Final Total:	395600	Val/Su SzAd	211.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	62.570	58,563
FFL	First Floor	936	157.400	147,327
SFL	Second Floor	936	157.400	147,327
OFP	Open Porch	184	25.460	4,686

Net Sketched Area:	2,992	Total:	357,903
Size Ad	1872	Gross Area	2992	FinArea	2340
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

084.0-0003-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X10	A	AV	1999	8.00	T	16	101			700			700
19	Patio	D	Y	1	16X12	A	FR	1980	4.20	T	39	101			500			500

More:	N	Total Yard Items:	1,200	Total Special Featues:		Total:	1,200